



Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

Hearing Date/Agenda Number:
P.C. 5/20/02 Item:

File Number:
GP02-03-01/GPT02-03-01

Council District and SNI Area:
3 – 13th Street SNI

Major Thoroughfares Map Number:
67

Assessor's Parcel Number(s):
249-09-090; -010

Project Manager: Lesley Xavier

GENERAL PLAN REPORT

2002 Spring Hearing

PROJECT DESCRIPTION:

General Plan amendment request to change the Land Use/Transportation Diagram from Medium High Density Residential (12-25 DU/AC) (Jackson-Taylor Planned Residential Community) to High Density Residential (25-50 DU/AC) (Jackson-Taylor Planned Residential Community) and an associated Text amendment to reflect the proposed changes in the Jackson-Taylor Residential Strategy.

LOCATION: Southeast corner of Mission Street and North 10th Street

ACREAGE: 2.2

APPLICANT/OWNER:

Kotansky Properties, Inc./Allied Containers Corporation

GENERAL PLAN LAND USE / TRANSPORTATION DIAGRAM DESIGNATION:

Existing Designation: Medium High Density Residential (12-25 DU/AC) (Jackson-Taylor Planned Residential Community)

Proposed Designation: High Density Residential (25-50 DU/AC) (Jackson-Taylor Planned Residential Community)

EXISTING ZONING DISTRICT(S): Light Industrial(LI)

SURROUNDING LAND USES AND GENERAL PLAN DESIGNATION(S):

North: Light Industrial (Auto and Food Service Facilities) – Medium High Density Residential (12-25 DU/AC)

South: Commercial – Medium High Density Residential (12-25 DU/AC)

East: Industrial (remaining portion of the Allied Containers Corp. facility) – Medium High Density Residential (12-25 DU/AC)

West: Light Industrial – Mixed Use (Residential/Office/Retail); Park

ENVIRONMENTAL REVIEW STATUS:

A Negative Declaration was adopted on March 26, 2002.

PLANNING STAFF RECOMMENDATION:

High Density Residential (25-50 DU/AC) (Jackson-Taylor Planned Residential Community) and reflect the proposed changes in the Jackson-Taylor Residential Strategy

Approved by:
Date:

PLANNING COMMISSION RECOMMENDATION:

CITY COUNCIL ACTION:

CITY DEPARTMENT AND PUBLIC AGENCY COMMENTS RECEIVED:

- Parks, Recreation, and Neighborhood Services (PRNS) – The site has not been designated for park development. PRNS will likely collect park fees or if the project is over 50 dwelling units, staff may ask for offsite parkland dedication within the vicinity of the future project to supplement park development in the Jackson-Taylor area.
- Department of Transportation – No long-term traffic impact.

GENERAL CORRESPONDENCE:

- None.

ANALYSIS AND RECOMMENDATIONS:**PROJECT DESCRIPTION**

This is a privately initiated General Plan amendment to change the Land Use/Transportation Diagram designation from Medium High Density Residential (12-25 DU/AC) to High Density Residential (25-50 DU/AC) for a 2.2-acre site located at the southeast corner of Mission Street and North 10th Street within the boundaries of the Jackson-Taylor Planned Residential Community/Jackson-Taylor Residential Strategy.

The proposed amendment is located on the western 2.2-acre portion of the subject parcels where the Allied Container Corporation property is presently operating. The remaining 1-acre eastern portion of the parcel would remain at the Medium High Density Residential (12-25 DU/AC) land use designation. The associated Text amendment is to reflect the proposed land use change in the Jackson-Taylor Residential Strategy. The subject site at its current land use designation would allow for approximately forty dwelling units. The requested land use designation would allow for approximately eighty-one dwelling units, which is an increase of forty-one units for the subject site.

BACKGROUND**Jackson-Taylor Residential Strategy**

The Jackson-Taylor Residential Strategy was adopted by the City Council in October 1992. The Plan area consists of approximately 15 blocks between East Hedding and East Empire Streets from North 6th and North 11th Streets. The Jackson-Taylor Residential Strategy is a plan for transition from primarily industrial businesses to a mix of housing, commercial, and public uses with a vibrant, pedestrian and transit-oriented setting. The land use plan promotes creating a mixed-use residential and commercial core in the center of the study area that is urban in character and at a scale and density that makes change economically feasible.

During the August 2001 General Plan Hearings on Housing Related Amendments a site at the southern boundary of the Jackson Taylor Residential Strategy, the Mariani Packing Plant, was approved for a land use change from Light Industrial to Medium High Density Residential (12-25 DU/AC). Following the land use change, entitlements have been approved for the site that allows for the construction of 166 single-family attached residences. Also, the recently completed Esplanade development, with 278 multi-family attached units

and 5,100 square feet of commercial space, is located within close proximity to the site at the corner of Taylor and N 9th Streets. These developments and others are implementing the intent and direction of the Jackson-Taylor Residential Strategy.

Site and Surrounding Uses

The amendment site is located at the southeast corner of Mission Street and North 10th Street. The site currently consists of a portion of the Inter-Cal Transport Trucking Company. The area to the east of the site consists of the remainder of the Inter-Cal Transport Trucking Company use. Uses surrounding the site include industrial to the north, single-family residential to the east, industrial to the south, and industrial to the west.



Looking south at the western border of the site along North 10th Street.



Looking south at the northern border of the site along Mission Street.

ANALYSIS

Land Use Compatibility/Policy Consistency

This amendment proposes to change the land use designation of the subject site from Medium High Density Residential (12-25 DU/AC) to High Density Residential (25-50 DU/AC). The land use designations surrounding the site include Medium High Density Residential (12-25 DU/AC) to the north, east, and south, and Mixed Use to the west. Located approximately 100 feet east of the site, on the eastern side of North 11th Street, is an area designated as Medium Low Density Residential (8 DU/AC), which reflects the existing single-family homes in that area.

The Jackson-Taylor Residential Strategy recognizes that the existing industrial uses in the area are undergoing a transition, and that land uses oriented towards housing are more compatible with the existing surrounding residential neighborhood. The amendment site is located directly east of the northern portion of the planned mixed-use core of the Jackson-Taylor Residential Strategy. The Medium High Density Residential designation currently on the amendment site was intended to buffer the



existing single-family neighborhood to the east from the planned mixed-use core to the west. An increase in the allowable residential density on the western portion of the amendment parcels would still maintain that compatibility with the single-family neighborhood to the east. Allowing a change in land use on the amendment site is consistent with the intent of the Jackson-Taylor Residential Strategy and would maintain the compatible pattern of land uses to the east as well as the west by further phasing down the land use intensity.

Citywide Policy Issues

The San Jose 2020 General Plan has seven Major Strategies that identify the principal objectives of the Plan. Of those seven, this amendment directly relates to three of them including Growth Management, Housing, and Sustainable City. The proposed amendment is supportive of the Growth Management Major Strategy that seeks to direct urban uses to infill locations. The amendment site is located within an already urbanized area where urban facilities and services are already available; infill development on this site supports the intent of the Growth Management Major Strategy. The proposed amendment is also supportive of the Housing Major Strategy that seeks to maximize the housing opportunities on infill parcels already served by the City. A change in the land use designation to a higher density residential designation would allow for more housing units on this infill site. The Sustainable City Major Strategy seeks to reduce traffic congestion, pollution, wastefulness, and environmental degradation of our living environment. The amendment site is located within the central area of the City and within close proximity to transit. Orienting development in already urbanized areas and around transit contributes to sustainability by shortening trip lengths and providing for the availability of different modes of transportation such as public transit, biking, and walking. This in turn helps to conserve energy and improve air quality.

As discussed above, the proposed land use change from Medium High Density Residential (12-25 DU/AC) to High Density Residential (25-50 DU/AC) is consistent with the vision of the Jackson-Taylor Residential Strategy and the Major Strategies of the San Jose 2020 General Plan. Therefore, staff is recommending approval of the applicants request to change the land use designation on the site to High Density Residential (25-50 DU/AC).

Environmental Issues

The site contains an underground storage gasoline tank. Future development of the site with residential uses would require soil analysis and the removal of the tank. The tank would be removed in accordance with State regulations and the City's Hazardous Materials Ordinance as well as the General Plan Hazardous Materials Policy #3, which states that the City should incorporate soil and groundwater contamination analysis within environmental review process for development proposals. When contamination is present on a site, the City should report this information to the appropriate agencies that regulate the cleanup of toxic contamination.

In addition, the proposed change in the General Plan land use designation on the subject site would not create a noise impact. However, future residential development could be exposed to noise levels in excess of General Plan noise guidelines because of the site's proximity to existing industrial uses. Development on the site would be required to conform to the applicable San Jose 2020 General Plan noise policies to mitigate any noise impacts to new residents on the site.

PUBLIC OUTREACH

The property owners within the amendment site boundaries and/or property owners within a 1000-foot radius of the amendment site were sent a newsletter regarding the three community meetings that were held on April 10th, 16th, and 18th 2002. They also received a public hearing notice regarding the public hearings to be held on the

subject amendment before the Planning Commission in May and City Council in June. In addition, the community can be kept informed about the status of amendments on the Department's web-site, which contains information on the General Plan process, each proposed amendment, staff reports, and hearing schedule. No comments were received on this specific amendment at any of the community meetings.

RECOMMENDATION

Planning staff recommends High Density Residential (25-50 DU/AC) (Jackson-Taylor Planned Residential Community) and approve the Text amendment to reflect the proposed land use change in the Jackson-Taylor Residential Strategy.

Attachments

PBCE002/GP_Team/2002 Annual Review/Staff Reports/Spring Review/GP02-03-01.doc